

**City of Eau Claire
Plan Commission Minutes
Meeting of February 20, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Seymour, Radabaugh, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Noel, Genskow, Solinger

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1592-17) – TR-1A to R-1, Southwest corner of Frank Street and Preston Road;
PRELIMINARY PLAT (P-1-17) – Hoyem Acres 7th Addition**

Mr. Tufte presented a request to rezone property from TR-1A to R-1 and to approve a preliminary plat for single-family development. Fifteen lots are proposed at the southwest corner of Frank Street and Preston Road. There are surrounding R-1 zoning and residential land in the Town of Union. There is an existing home on the development site and it is a CBRF with a grandfather right. A new street will be extended into the site with a temporary cul-de-sac. The existing interior lot to the west of this future street at Frank Street may become a non-conforming corner lot with a shorter home setback of 26 feet than what is required. This possible situation should be eliminated. The street southward should also be re-aligned 2 to 5 feet east of the existing property line to the south. Future city lots could be created along the west side of this street, but it will be harder along the east side since there are detached structures and deeper lots in the town. An outlot is proposed for stormwater needs.

Scott Kramer of Kramer Land Design Studio stated this property that the Hoyem's own is the last addition of the development. He had no issues with the conditions of the staff report.

Mr. Granlund moved to recommend approval of the preliminary plat and the rezoning, subject to the conditions of the staff report. Mr. Radabaugh seconded and the motion carried.

2. **REZONING (Z-1593-17) – I-1 to R-2, 2279 Omaha Street**

Mr. Tufte presented a request to rezone property from I-1 to R-2. Bank financing requires proper zoning for the existing home on the lot so it can be sold. The area used to have a lumber company but after a gas station convenience store redeveloped the area and rezoned the land to C-3, industrial zoning is no longer appropriate. The Comprehensive Plan denotes this area for residential. A letter from Holiday Companies, who owns the gas station, was submitted expressing concerns with the rezoning.

Applicant, Steven Scheidler of 298 Arlington Drive, Amery, WI stated he needs the rezoning to sell the house after inheriting it from his parents.

Mr. Brenholt moved to recommend approval of the rezoning. Mr. Radabaugh seconded and the motion passed.

3. **EXCESS LAND**

Mr. Solinger presented a request to declare vacant land as excess land at 1008 First Avenue. City Council has given staff direction to sell off excess land in the city. The determination was made this small 2,500 square foot parcel was not needed and would serve future development if combined with adjacent property. The City acquired the lot in 1992 for blight remediation with CDBG funding. Proceeds of the sale would have to pay back the CDBG funding.

Helene Smiar of 320 Broadway Street and with the Historic Randall Park Neighborhood Association stated that they have an interest in buying the property via a recently formed neighborhood revitalization corporation. She asked for time delay in selling the lot so they could raise the funds to purchase it and an adjacent property. They have an interest in providing homeowner occupied housing and this stretch would be very good for that sort of housing, next to the river. She disagreed with the assessment multi-unit buildings was the highest and best use for the land because it could increase more rentals in an already heavy rented neighborhood.

Mr. Tufte stated the Commission is to declare if it is excess not to sell it. Those interested would have to make an offer through the Finance Department for City Council approval.

Amy Kalmon of 3309 Westover Lane stated she owns 1018 First Avenue and lived at 1008 First Avenue during college. She thought multi-family housing was not the highest and best use because the neighborhood plan addresses increasing more home ownership rates, housing rehabilitation, conservation overlay zoning, and home energy savings. The high rental rate works against the trend to seek more owners, but this could be a way to overcome the situation. She said there is no rush to sell this property so that could give the neighborhood more time to raise the funds.

Ms. Mitchell stated selling the lot is an issue of the City Council, not the Commission, and the Finance Department will not sell the lot automatically. It must be sold/combined to an abutting lot owner. If the neighborhood could acquire the subject lot and an abutting lot, it would present an opportunity for what they are trying to do.

Ms. Mitchell moved to recommend as excess land, the lot at 1008 First Avenue. Mr. Granlund seconded and the motion carried.

4. **FINAL PLAT (P-4-12) – Jeffers Road Townhomes Phase II**

Mr. Tufte presented a request to approve a final plat for townhome development at the southeast corner of Jeffers Road and W. Shorewood Drive. The final plat is consistent with the preliminary plat. There are 14 units in 7 twin home buildings in this phase. The first phase had 5 twin homes. Green Park Drive will be extended southward and a shared access easement for the driveways will be created.

Applicant, Steve Wiggins stated his support for the project and had no questions.

Mr. Granlund moved to recommend approval of the final plat. Mr. Brenholt seconded and the motion carried.

5. **PRELIMINARY PLAT (P-2-17) – Willow Creek Estates**

Mr. Tufte presented a request to approve a preliminary plat in the extra territorial jurisdiction (ETJ) in the Town of Washington for a subdivision of seven lots for single-family homes with a cul-de-sac. The site is located west of Hwy 93, and south of County Road II, it is outside the urban sewer service area. The density agreement with the town is for two acre lot subdivisions. Two lots were approved earlier by CSM and so seven lots are allowed. The preliminary plat is consistent with this density standard.

Applicant, Steve Wiggins stated they are working through county and town approvals and had no concerns.

Mr. Radabaugh moved to recommend approval of the preliminary plat. Mr. Brenholt seconded and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Code Compliance Items
None.

B. Future Agenda Items
None.

C. Additions or Corrections to Minutes
None.

7. **MINUTES**

The minutes of the meeting of February 6, 2017 were approved.



Jamie Radabaugh, Secretary